PLANNING APPLICATION REPORT

REF NO: **M/6/12/**

LOCATION: 125 Middleton Road
Bognor Regis

PROPOSAL: Proposed side and rear extensions. Resubmission following M/96/11

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks consent for a two storey side extension (4.3 x 10 x 6.7 metres) and single storey rear extension (2.1 x 6.3 x 3.35 metres).
SITE AREA	Approximately 780 sq metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Property is raised up from the road. Surrounding area is predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Front boundary is a wooden picket fence, rear boundary is a timber panel fence 2 metres high, east boundary is a 2 metre close boarded timber fence and wall, and west boundary is high hedging and close boarded timber fence 2-3 metres high.
SITE CHARACTERISTICS	Semi-detached, two storey dwelling faced in cream render with dark stained timber weatherboarding to front elevation and Sussex hip, thatch roof. Driveway to front and detached thatch roof garage to side.
CHARACTER OF LOCALITY	Area of Special Character comprising detached and semi-detached two storey dwellings in spacious plots characterised by different designs and styles.

RELEVANT SITE HISTORY

M/75/08/	Demolition of existing detached garage and construction of new extension	Approve Cond 24-10-2008
M/96/11/	Proposed side and rear extensions	Refused 18-01-2012

REPRESENTATIONS

Representations received:

Middleton Parish Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:
Class B Road
Area of Special Character
No public sewer
Within built-up area boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings
	AREA1	Areas of Special Character

PLANNING POLICY GUIDANCE

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The application is a re-submission following the refusal of M/96/11. The re-submission seeks to address the refusal by reducing the depth of the two storey side extension from 10.5 metres to 10 metres.

The side extension would be positioned 200mm below the ridgeline of the dwelling under a thatch roof with Sussex hip and low eaves, and will be faced in cream render. The design and materials are sympathetic to the character of the property and the reduced depth of the side extension improves the scale, massing and proportions of the extension in relation to the host dwelling. The amended scheme is therefore considered to be visually subservient to and integrated with the dwelling.

The proposed single storey rear extension was previously judged to be acceptable in design terms. This element of the scheme is unchanged from the previous application M/96/11, other than a minor alteration to the rear elevation with the insertion of a glazed window to replace bi-folding doors. The revision is acceptable in design terms.

The site is located within an Area of Special Character where development should make a positive contribution to the special characteristics of these areas. The Middleton on Sea Village Design Statement states that development should be in keeping with the scale of existing developments and be well related to adjacent buildings and space. The SPG also comments on the nature of grass verges and hedgerows, and the importance of these features within the area.

The property has a large front garden (approximately 22 metres deep) and the property is set back from the street frontage on Middleton Road. The side extension will be positioned 1.8 metres back from the front elevation and retains sufficient distance to the side boundary with No. 123 of 1 metre. The amended scheme therefore maintains the visual amenities and special character of the Area of Special Character and is not judged to compromise the established street pattern.

The previous scheme was considered to have no adverse impact on the amenities of neighbouring properties at No 123, to the west, or No. 127, to the east. The west boundary adjoining No. 123 is well screened by high hedging and vegetation. The high level first floor slit bathroom window in the side elevation of the proposed side extension will be obscure glazed to prevent overlooking and loss of privacy to the neighbouring property. In relation to No. 127 to the east, the single storey extension will not result in any loss of daylight or privacy to the neighbouring property. The extension will be screened by a high boundary wall and the roof has a shallow pitch to minimise the impact on the adjoining property.

The reduction in the depth of the two storey extension improves the outlook and daylight to a first floor rear (north) facing bedroom window in the host dwelling.

In summary, the amended scheme is a high quality design that is visually subservient to the dwelling. The proposal is not considered to harm the Area of Special Character or the residential amenities of neighbouring properties.

It is therefore recommended that planning permission is granted, subject to the following conditions.

RECOMMENDATION

APPROVE CONDITIONALLY

1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2 The development hereby approved shall be carried out in accordance with the following approved plans: Block Plan, Location Plan, drawing no. AE01 Existing Layout Plans and Elevations, drawing no. AE02 rev 02 Proposed Layout Plans and Elevations, received on 24 January 2012.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

3 The first floor window on the west elevation of the building shall at all times be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

4 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY
This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7, GEN2, DEV19, AREA1

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.